

CAPITAL  
IMPROVEMENT  
PLAN (DRAFT)  
*CITY OF IDAHO CITY*

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Prepared by: Nancy Holbert  
for the City of Idaho City

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# CITY OF IDAHO CITY

## CAPITAL IMPROVEMENT PLAN

### PURPOSE OF CAPITAL IMPROVEMENT PLAN

The City of Idaho City continues to address needed improvements, expansion and upgrades in the city's facilities and utilities. Significant segments of water distribution lines and sewer collection lines are in a deteriorated condition. Sewer and Water Treatment facilities need repairs and a major lift station on Highway 21 needs to be installed and another one needs to be replaced near the Forest Service Building. The City is working to get a planning grant in 2009 for preliminary engineering of the sewer and water systems. Routine maintenance is necessary for the water tank. Some city streets are in need of reconstruction. In addition to reconstructing many of the city streets, the Street Department needs upgraded equipment to properly maintain the city streets and road facilities. The City Council sees a number of other needs for capital improvements within Idaho City.

Idaho City's needs for capital improvements are costly, and the City must prioritize which improvements should be made next. Idaho City does qualify for some of the major grant programs with the state because of its per capita income and therefore needs to plan for major infrastructure improvements. Idaho City like other Idaho municipalities, face capital facility needs at a time when the tax base is diminishing and state and federal grant funding is needed by local communities.

The City Council hopes that through thoughtful, systematic planning and scheduling, the City can provide proper public facilities as cost-effectively as possible. Local officials also believe that thoughtful planning for public facilities can foster economic development in Idaho City and provide more stable and efficient municipal financing. The development of this capital improvement plan (CIP) is the process by which the City will identify specific needs, set priorities among those needs, plan and set realistic schedules for construction of improvements, and identify likely funding sources.

A **capital facility** is a major, high-cost project. Usually capital facilities are construction or installation projects or major pieces of equipment, all of which have useful lives of five years or more. In contrast, **operation expenses** are recurring, lower cost items that are included in the operating budget each year. Costs for employees, office equipment, and maintenance are operating expenses that are not funded by debt, but rather through annual budgets.

The costs set forth in this CIP do not appropriate funds for capital facilities and is not a commitment on the City. The actual appropriation to capital budget items is made each year when the City adopts an annual budget and the funding to pay for capital expenses are specifically identified in the annual budget.

### BACKGROUND

Idaho City became an incorporated municipality in 1890. The City of Idaho City has a population of 491 according to the Census Bureau 2006 estimate. The median age in 2000 was 37.4 years. The age

structure of the population is becoming older. An aging population could have affects on medical and senior citizen services.

The population has increased from 322 in 1990 to 458 in 2000 to 491 in the 2006 estimate. The increase is tied directly to the population growth in the surrounding areas. The following information is based on the 2000 Census.

<u>Industry</u>	<u>Number of Jobs</u>	<u>PERCENT</u>	<u>Industry</u>	<u>Number of Jobs</u>	<u>PERCENT</u>
<u>Basic Industries</u>			<u>Basic Industries</u>		
Mining & Agriculture	15	5.1%	Business and Repair Services	10	3.4%
Manufacturing	14	4.7%	Personal Services	16	5.4%
Construction	31	10.4%	Professional Services	33	11.1%
Transportation, Communication and Public Utilities	8	2.7%	Public Administration	47	15.8%
Wholesale, Retail Trade	55	18.5 %	Educational, Health and Social Services	31	10.4%
Finance, Insurance and Real Estate	4	1.3%	Arts, Entertainment, Recreation, Food Services and Accommodation	33	11.1%

**Total Basic Jobs: Idaho City—297**

**POPULATION AND EMPLOYEMENT PROJECTIONS**

The table below shows baseline projections for total population and total employment in Idaho City. Baseline projections assume that no unusual event occurs that would cause a significant increase or decrease in population or employment. \*

<b>Year:</b>	<b><u>2000</u></b>	<b><u>2005</u></b>	<b><u>2010</u></b>	<b><u>2020</u></b>
<b>Total Population:</b>	<b>458</b>	<b>489</b>	<b>524</b>	<b>698</b>
<b>Total Employment:</b>	<b>297</b>	<b>332</b>	<b>355</b>	<b>396</b>

\*Source: Idaho City Planning Board

**SUMMARY OF IDAHO CITY’S CAPTIAL FACILITIES**

The following public facilities are owned and/or operated by the City of Idaho City, and thus are governed by the management and administration decisions of the Idaho City Council. Other units of

local government, such as Boise County provide other public facilities. Facilities operated and provided by local governments other than the City of Idaho City are not included in this capital improvement plan.

### **Wastewater System**

Idaho City's current wastewater treatment system, constructed in 1989, has a design capacity of 560,000 gallons per day. At present, the system treats approximately 217,000 gallons per day, less than one-quarter its capacity. The system consists of a three-cell facultative lagoon, an oxidation pond-mechanical and a chemical treatment facility.

The wastewater collection system includes one lift station in existence and one more to be installed. The existing lift station is experiencing plugging and overflow problems along with corrosion. Currently, the lift station has no secondary power source or standby generator for emergencies.

Idaho City's sanitary sewer collection system has become so severely deteriorated in places that structural failure is imminent. The collection lines have become cracked, broken and have root penetration in many of the joints. These cracks and breaks allow both ground water infiltration and raw sewage leakage. Many of the line segments do not have sufficient grades, joints were not aligned and solids plug the collection lines. Plugged sewer lines have caused sewage to back up into homes and businesses. Infiltration could have particularly adverse effects on the City's sewage treatment plant.

Replacing existing lines is the proper option for most of the deteriorated Idaho City collection system. When accomplishing this, proper line size, grade and depth need to meet specifications. Many of the existing manholes also have to be replaced.

A wastewater facilities plan needs to be completed before any changes can be made to the existing facility. This plan has to be developed because of the changing effluent discharge regulations, population changes and projected future growth, the age of the treatment facility nearing 25 years, lift station at the end of the useful life and the need to complete formal planning processes.

### **WATER SYSTEM**

Idaho City obtains its water supply from Elk Creek. The water system was designed and installed in 1991. From Elk Creek, water enters a perforated pipe embedded in rock and flows to two submersible pumps outside the facility. The water then enters a three bay slow sand filtration system. After being filtered, the water enters a clear well chamber before entering a chlorine contact system that is approximately 2,400 feet long. Currently, the City treats approximately 350,000 gallons per day and our water tank capacity is only 200,000. From the water tank, the water enters the distribution system.

The filter bays and distribution lines are in a deteriorated state. The existing water storage is at full capacity and needs repaired or replaced along with a new storage tank to provide for future anticipated growth.

Turbidity remains to be an issue as long as the City uses creek water. An alternative source of drinking water needs to be looked into. One option would be a multi-well system.

Certain areas of Idaho City do not meet the requirement for pressure. In turn a pressure pump needs to be installed at those locations. The water system could fail to meet the IDEQ Circular 1, “Standards for Waterworks”, because fire hydrants are connected to 4” lines (the standard is at least 6”) and lines as small as 4” serve as water mains (the **minimum** is 6”). Idaho City needs to improve fire flows for fire fighting in many parts of the City. Also, the high consumption stresses the water treatment plant, distribution system and storage facility.

**A plan needs to be developed in three phases.**

**The first objective is to determine if the City needs to fund one large project or multiple small projects.**

**Phase one** being a new water system and the upgrade of City water line sizes (the **minimum** should be 6”) and an additional storage tank. As a result, the City would have adequate pressure and proper fire flows.

**Phase two** is the process of replacing inadequately sized water lines with properly sized PVC distribution lines and water meters that can be read easier than the existing meters.

**Phase three** needing to be a new leak detection unit and other concerns to be determined.

## **STREETS**

Idaho City has approximately seven miles of streets and alleys, which are maintained by the Idaho City Public Works Department. A number of the streets in the City need virtually a complete reconstruction. New lighting needs to be added along Main and Montgomery Streets. Signage needs to be updated; Boardwalks need to be upgraded and expanded. The City continues street restoration, boardwalk repairs, and acquiring needed street maintenance equipment as identified in this Capital Improvement Plan.

## **STORM DRAINAGE**

One-third of Idaho City’s town site is currently being served by a storm sewer system which effectively handles storm water run-off in most parts of the city. In several parts of the original town site and other areas without a storm sewer system, storm water accumulations create problems for the city and individual property owners. One of the main concerns is the junction at Bear Run Road and Main Street; the other area of concern is the Visitor Center’s parking lot.

## **FIRE PROTECTION**

The Idaho City Volunteer Fire Department provides fire protection to the City of Idaho City. The main station is a facility located on Highway 21. The department has approximately 20 volunteer fire fighters. Future expansion to surrounding subdivisions has been brought before the City Council by Idaho City’s Fire Chief but no decisions to expand have been made. Idaho City’s Fire Chief has made a proposal for the city to adopt the International Fire Code. Future needs may include Jaw’s of Life emergency equipment.

**CITY HALL FACILITY**

The City Hall is located in an old historical school house on Main Street. City Hall has many repair needs including replacement of carpet, furnace repair/replace, and aesthetic improvements.

**MAINTENANCE FACILITY**

The maintenance facility is located on Commercial Street near Community Hall. The building is in disrepair and does not meet the city’s current needs. A new, larger building needs to be built for storage of equipment, vehicle maintenance, and office space. An additional sand and gravel shed for winter purposes is also needed.

**VISTOR CENTER FACILITY**

The Idaho City Visitor Center was built in 1986 with a grant. The building sits within the city’s Historical District. Since the building was built, no yearly maintenance work has been done. It has a handicap ramp that does not meet ADA requirements. The restrooms need upgraded to include all ADA fixtures, ADA stalls, and new flooring. All floor joist needs to be inspected and to make sure there is no dry or wet rot, if there is replacement is needed. Install a sprinkler system to allow automatic watering of grass, bushes and flowers in all areas around the Visitor Center. The electrical and heating needs to be inspected to make sure that it is up to code, if it is not, then it needs replacement. A long term goal would be to seal coat the parking lot.

**COMMUNITY HALL FACILITY**

The Idaho City Community Hall was built in 1902 as a railroad bunkhouse and moved to its present location after World War II. The building has not had a regular maintenance schedule, and in turn it is in a dilapidated state. Improvements needed consist of all new electrical, plumbing, siding, heating system, insulated windows, insulation and all ADA requirements. The main entry needs a cover to be built over the newly installed steps and ADA ramp. A long term goal would be to pave or seal coat the parking lot.

**ICE SKATING RINK**

Built in approximately 1995 the ice rink has been an asset to the local and business community. The goal is to make this site useable for roller skating and tennis also. Since it was built, the walls have started falling down leaving exposed rebar which is a major liability for the City. New concrete walls and slab need to be poured. An expansion roof needs to be installed to provide cover during seasonal weather. Concrete seal coat, lighting and tennis net are also needed.

**CAPITAL NEEDS BY DEPARTMENT**

The following list outlines the capital facilities, the equipment and the estimated cost for present and future identified needs.

<b><u>Department</u></b>	<b><u>Estimated Cost</u></b>	<b><u>Year</u></b>
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**WATER DEPARTMENT**

- Replace Sand in Water Filter Bays
- New Multi-Well Systems
- Pressure Pumps

New Line and Meter Install  
Tank Repair or Replaced  
New Storage Tank  
Leak Detection System

**WASTEWATER DEPARTMENT**

Lift Station Repair/Replacement  
New Lift Station Install  
Secondary Power Source  
Sewer Line Replacement  
Wastewater Plan for Lagoon Expansion

**STREET DEPARTMENT; SHOP DEPARTMENT**

**STREET IMPROVEMENTS**

Street Restoration Plan  
Upgrade Street Lights  
Signage Upgrade  
Boardwalk Upgrade and Expansion

**SHOP DEPARTMENT**

New Maintenance Facility  
New Sand and Gravel Shed

**EQUIPMENT**

Street Grader  
Backhoe  
Dump Truck  
Public Works P/U  
Water Truck  
Snow Plow

**FIRE DEPARTMENT**

Jaw's of Life Emergency Equipment  
New Hydrants  
3 Replacement Hydrants  
5 Turnouts (PPE)  
5 Recurring replacement Turnouts (PPE)

**CITY HALL**

**\$100,000**

**Annually**

## **LAW ENFORCEMENT**

Upgrade to P25 Digital Radios, 4 Portables and 1 Base Unit  
Rotation of (1) Police Vehicle with Radio and Light Bar  
Uniforms, Patches, Hats, Flashlights, Ticket Books, & Misc.

## **VISITOR CENTER**

ADA Handicap Ramp  
Restroom Upgrade  
Inspect Floor Joist  
Replace Floor Joist  
Inspect Electrical and Heating  
Upgrade Electrical  
Upgrade Heating  
Install Sprinkler system  
Install New and Improve Existing Landscaping  
Parking Lot Seal Coat

## **COMMUNITY HALL**

New Electrical  
New Plumbing ADA  
New Heating System  
New Siding  
New Insulated Windows  
Insulation  
Main Entry Cover  
Landscaping  
Asphalt or Mag Chloride Parking Lot

## **ICE SKATING RINK**

New Concrete Wall and Slab  
Expansion Roof  
Lighting  
Tennis Net  
Seal Coat for Concrete

## **IDAHO CITY POLICIES REGARDING CAPITAL FACILITIES**

The following policies will guide city officials in making decisions regarding the planning, scheduling, operating, maintaining, managing and financing capital facilities and equipment.

1. Idaho City will establish and maintain a capital improvements fund account to help pay for future capital expenditures.
2. Idaho City will budget a depreciation replacement fund to provide accumulated funding for paying the cost of future repairs and replacement of equipment and capital facilities.
3. Capital facilities and new equipment will be planned and scheduled to assure a sound cash flow is maintained.
  - a. Where a capital facility serves the general public as a whole, all users or taxpayers will pay the costs.
  - b. Where a facility serves a specific area of the community; residents of that area may be assessed the costs of the facility, through the formation of a special district.
  - c. For new developments or subdivisions, the resident OR businesses within that development will pay the costs of capital facilities.
4. Revenue-generating facilities will be self-supporting. User fees will be set high enough to retire bonds or loans, provide for proper operation and maintenance, and provide for future repair and replacement reserves.
5. Revenue bonds will be used to finance revenue-generating facilities. Special assessment bonds will be used to finance facilities serving a specific area.
6. The term of any bond or loan will not exceed the expected life of the facility.
7. Conservative projections of population and numbers of users will be used to determine revenues from user fees, charges and taxes in order to minimize future financial risk.
8. The city will not provide water or sewer services to properties located outside the municipal boundary. Areas contiguous to Idaho City will be provided sewer and water services upon annexation to the city. A possible exception is being discussed by the council regarding the Warm Springs Resort with resort owners paying the total cost for sewer extension and services. In exceptional cases, where property is isolated from the corporate boundaries of the city, and the property has no other reasonable means of obtaining the service, the city may extend water and/or sewer service without annexation, provided the property owners pay the costs of extension and sign a waiver of right to protest annexation.

9. Hook-up and other assessments should reflect the actual costs of extending or expanding facilities. In the case of new development, the developer will be responsible for paying the costs of extension. Where existing development is benefitted, a special district may be formed as a means of financing.
10. Where extensions pass by or are located near undeveloped properties, the developer may be required to install larger lines or other facilities than are needed to serve their development. If a developer is required to construct facilities larger than needed for the development, they may negotiate with the governing body for reimbursement for the oversized portion. Reimbursement methods may include cash, a term refunding agreement or credit against other fees.
11. If a developer constructs a building taller than the city's Volunteer Fire Department Equipment will reach, an impact fee will be assessed to cover equipment upgrade costs (impact fees include all city, county, state and federal rules).
12. New, expanded or upgraded facilities will meet engineering and construction standards and specifications approved by the City Council. All construction and installation will be inspected to ensure construction meets the standards and specifications.
13. Facilities will be properly maintained and operated by trained personnel according to approved procedures to assure minimum deterioration and need for repair. Where possible, new facilities will be designed and constructed to minimize maintenance and operation costs.
14. Before approving new public facilities, the governing body shall assure that funding for all associated future costs (e.g. operation and maintenance) will be available.